

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2021-027

Petitioner: Evergreen Living

Rezoning Petition No.: 2021-027

Property: ± 18.96 acres located along Mt. Holly-Huntersville Road at the southern intersection of Glen Teague (the "Site")

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held virtually on Wednesday, May 12, 2021. A representative of the Petitioner mailed a written notice of the date, time, and details of the Virtual Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 4/28/2021. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was held virtually on Wednesday, May 12, 2021, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

The list of registered attendees from the required Virtual Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Creighton Call with Evergreen Living and Andrew Grant and Spencer McNab with BGE Inc. Also in attendance were Bridget Grant, and Dujuana Keys with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Bridget Grant opened the meeting, welcomed everyone in attendance, and introduced the rezoning team.

Creighton Call with Evergreen Living gave a brief overview of the southeast developer and its intent to provide a luxury rental townhome community. The development proposes 2- and 3-bedroom units with attached garages, open space, and on-site management.

Ms. Grant described the current site conditions and proposed site plan. The proposed plan would allow for construction of up to 140 townhome style units with access from Mt. Holly-Huntersville Road. The plan also includes construction of a 12-foot multi-use path along the Site's frontage of Mt. Holly-Huntersville Road and left turn lanes into the Site. The development proposes to maintain natural vegetation and buffers, where possible, and provide pocket parks within the townhome community.

Ms. Grant reviewed the conditional zoning process and meeting schedule. The meeting was opened for questions.

II. Summary of Questions/Comments and Responses:

Attendees inquired about buffers and the potential of the development to expand in the future. A 50-foot buffer using the existing vegetation is proposed adjacent to the single-family uses. Should this buffer be reduced, a fence and plantings will be installed in accordance with the Zoning Ordinance. Mr. Call explained there is no intention to expand this development past the proposed rezoning boundary.

Attendees asked about roadway improvements and Site access. As Mt. Holly-Huntersville Road is the only road to which the development has street frontage, it is the sole access road. Andrew Grant with BGE explained that the proposed north/south connection will be constructed through the Site and stubbed at a location that is practical. Mr. Grant further explained that left turn lanes are proposed to gain access to the Site. A right turn lane into the development was reviewed but deemed unwarranted due to the low number of trips generated by the development.

Attendees asked about sewer availability and annexation of nearby properties. It was explained that there is existing infrastructure under I-485 through to the last unit near the entrance of the development. Ms. Grant then explained that the development of this Site will not force the surrounding properties to be annexed into the City. Annexation is on a voluntary basis, only.

Attendees inquired about current site conditions and future stormwater run-off. Mr. Call explained that they have explored current site conditions and will have to remove and refill as part of the construction process. Ms. Grant described the detention process and location of the wet ponds onsite. Ms. Grant further explained that stormwater regulations require the development release water at a rate that is less than occurring currently.

Ms. Grant thanked everyone for their attendance and the meeting was adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

There were no changes as a result of this meeting.

cc: Malcolm Graham, Charlotte City Council District 2 Representative
David Pettine, Charlotte Planning, Design and Development Department
Creighton Call, Evergreen Living
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

2021-027	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2021-027	02324104	PRIMM	ALVIN D	JO S	PRIMM	6229 MOUNT HOLLY HUNTERSVILLE RD		CHARLOTTE	NC	28216
2021-027	02324105	WARREN	G R	MILDRED L	WARREN	6247 MOUNT HOLLY HUNTERSVILLE RD		CHARLOTTE	NC	28216
2021-027	02324106	TEAGUE	MARK E	ANN G	TEAGUE	6516 GLEN TEAGUE RD		CHARLOTTE	NC	28216
2021-027	02324128	BAUCOM	JOSEPH J		MARGARET ANN	6531 GLEN TEAGUE RD		CHARLOTTE	NC	28216
2021-027	02324129	WALLACE	ROBERT L			6415 MT HOLLY-HUNTERSV RD		CHARLOTTE	NC	28216
2021-027	02324130	DUNNING	DUSTIN	KATIE	FREDERICKSEN	6503 MT HOLLY HUNTERSVILLE RD		CHARLOTTE	NC	28216
2021-027	03311106	ELLIOTT	MARION MCKEE			6410 MT HOLLY-HUNTERSVILLE RD		CHARLOTTE	NC	28216
2021-027	03311107	SPIVEY PROPERTIES LLC				6132 BROOKSHIRE BLV STE G		CHARLOTTE	NC	28216
2021-027	03311111	HELDERMAN	G W	BARBARA T	HELDERMAN	6600 MOUNT HOLLY HUNTERSVILLE	RD	CHARLOTTE	NC	28216
2021-027	03311112	MECKLENBURG COUNTY				600 E FOURTH ST		CHARLOTTE	NC	28202
2021-027	03311114	BRUCE	DONNIE W	LYNNE E	BRUCE	6506 MT HOLLY-HUNTERSVILLE RD		CHARLOTTE	NC	28216
2021-027	03311116	SPIVEY PROPERTIES LLC				6132 BROOKSHIRE BLVD STE G		CHARLOTTE	NC	28216
2021-027	03311118	OAK HILLS INC				4008 OAKDALE RD		CHARLOTTE	NC	28216
2021-027	03325116	MECKLENBURG COUNTY				600 E. 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2021-027	03326105	MECKLENBURG COUNTY				700 EAST 4TH ST 4TH FLOOR		CHARLOTTE	NC	28202
2021-027	03328101	SPIVEY PROPERTIES LLC				6132 BROOKSHIRE BLVD STE G		CHARLOTTE	NC	28216
2021-027	03328102	STRICKLAND	RANDY CHARLES			500 N HOSKINS RD		CHARLOTTE	NC	28216
2021-027	03328103	OKEEFE	MARK V	SUSAN B	OKEEFE	171 PERRIN DR		MOORESVILLE	NC	28117
2021-027	03328104	ESTRADA	ROBERT C	LISA M	ESTRADA	305 COUNTRYTYME LN		IRON STATION	NC	28080
2021-027	03328105	BIRMINGHAM	EUGENE DAVIS R/T	CATHERINE BIRMINGHAM	SNYDER	2896 BILL CURLEE RD		POLKTON	NC	28135

2021-027	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2021-027	Claiborne Woods	Carla	Clarke	7407 Derby Meadows Ct		Charlotte	NC	28216
2021-027	Keeneland	Gay	Andersen	8721 Stable Court		Charlotte	NC	28216
2021-027	Mountain Point Neighborhood Association	Michael Robert	Austin	5931 Mountain Point Ln		Charlotte	NC	28202
2021-027	Mountain Point Neighborhood Association	Pam W.	Fisher	11928 Pinnacle Point Lane		Charlotte	NC	28216
2021-027	Primm Road	Charles	Thomas	3003 Phillips Fairway Dr		Charlotte	NC	28216

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2021-027 – Evergreen Living

Subject: Rezoning Petition No. 2021-027

Petitioner/Developer: Evergreen Living

Current Land Use: Residential

Existing Zoning: R-3

Rezoning Requested: R-8MF(CD)

Date and Time of Meeting: **Wednesday, May 12, 2021 at 6:00 p.m.**

Virtual Meeting RSVP: *Please use the following link in order to RSVP for the virtual community meeting.*
<https://attendee.gotowebinar.com/register/3400681027571585552>

Date of Notice: 4/28/2021

We are assisting Evergreen Living (the “Petitioner”) on a recently filed request for a request to rezone an approximately ±18.96-acre site located along Mt. Holly-Huntersville Road at the southern intersection of Glen Teague Road (the “Site”) from R-3 to R-8MF(CD). The request is to allow the development of the site with townhome style units with access from Mt. Holly-Huntersville Road.

In accordance with local and state orders in place to prevent the further spread of COVID-19, the Petitioner will hold a **Virtual Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning, Design and Development Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site.

Accordingly, we are extending an invitation to participate in the upcoming Virtual Community Meeting to be held on Wednesday, May 12, 2021, at 6:00 p.m.

Please use the following link in order to RSVP for the virtual meeting.
<https://attendee.gotowebinar.com/register/3400681027571585552>

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email bridgetgrant@mvalaw.com or call **704-331-2379** to make alternative arrangements to receive the presentation information. Presentation materials will be shared upon request after the virtual meeting.

Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Malcolm Graham, Charlotte City Council District 2 Representative
David Pettine, Charlotte Planning, Design and Development Department
Creighton Call, Evergreen Living
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

Site Location



**2021-027 – Evergreen Living
Rezoning Community Meeting Attendance**

1. Margaret Baucom mawmawsgirl@gmail.com
2. Robert and Lisa Estrada carmelfarm@aol.com
3. Karen Elliott elliott.gkaren@gmail.com
4. Tancey Mayheww spiveypropplc@gmail.com
5. John Maxwell maxdevco@earthlink.net
6. Bruce Marquart bamarquart@gmail.com
7. Timmy Snipes pleesnipes@icloud.com